182.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,900 / 784,900
					USE VALUE:	784,900 / 784,900
					ASSESSED:	784,900 / 784,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMARTINIS JON
Owner 2:	
Owner 3:	
Street 1:	21 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANDERS EDWARD J/CARMEN -
Owner 2:	SANDERS ROBERT/DIMOND LYNNE -
Street 1:	21 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,574 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6574.000	352,800		432,100	784,900
Total Card	0.151	352,800		432,100	784,900
Total Parcel	0.151	352,800		432,100	784,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.53 | /Parcel: 553.5

Legal Description

User Acct 123119

GIS Ref

GIS Ref

Insp Date 05/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,900	0	6,574.	432,100	785,000	785,000	Year End Roll	12/18/2019
2019	101	FV	279,300	0	6,574.	432,100	711,400	711,400	Year End Roll	1/3/2019
2018	101	FV	283,500	0	6,574.	364,200	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	283,500	0	6,574.	333,300	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	283,500	0	6,574.	283,900	567,400	567,400	Year End	1/4/2016
2015	101	FV	272,500	0	6,574.	246,900	519,400	519,400	Year End Roll	12/11/2014
2014	101	FV	272,500	0	6,574.	228,400	500,900	500,900	Year End Roll	12/16/2013
2013	101	FV	265,800	0	6,574.	217,300	483,100	483,100		12/13/2012

!14241!

PRINT

Date	Time
12/11/20	04:06:32

LAST REV

Date	Time
07/27/18	09:06:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS EDWARD	55812-257		11/12/2010	Estate/Div	329,000	No	No		
DIMOND LYNNE	55547-396		10/6/2010	Family	99	No	No		
SANDERS CARMEN	54532-237		4/13/2010	Convenience	99	No	No		
SANDERS EDWARD	52209-187		2/10/2009	Family	10	No	No		
	7596-101		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2011	1150	Renovate	60,000					COMPLETE RENOVATIO
7/5/2011	653	Inter-De	500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	MEAS&NOTICE	BS	Barbara S
5/3/2012	Info Fm Prmt	BR	B Rossignol
10/15/2008	Measured	197	PATRIOT
4/21/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6574		Sq. Ft.	Site		0	70.	0.94	7									432,054						432,100	

Total AC/HA: 0.15092 | Total SF/SM: 6574 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,054 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	167.063
Other Features:	92748
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369811
Depreciation:	17011
Depreciated Total:	352800

COMMENTS

22 223309 648-1407.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

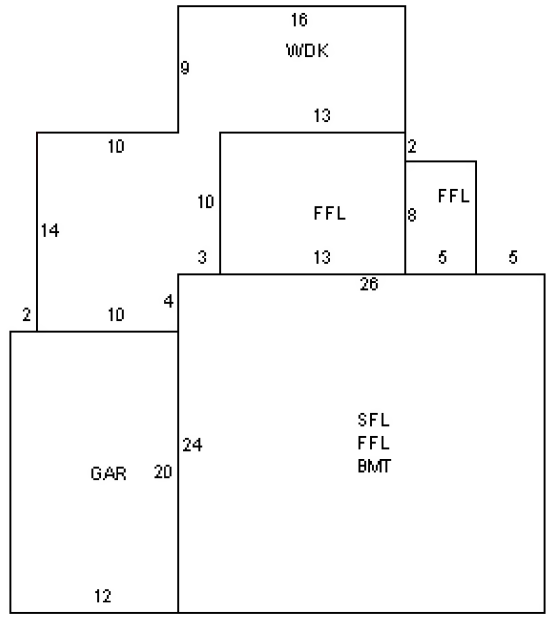
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.06
Special Features:	0	Val/Su Net:	135.90
Final Total:	352800	Val/Su SzAd	248.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	794	167.060	132,648
BMT	Basement	624	50.120	31,274
SFL	Second Floor	624	167.060	104,247
WDK	Deck	314	9.090	2,855
GAR	Garage	240	25.160	6,039

Net Sketched Area:	2,596		Total:	277,063	
Size Ad	1418	Gross Are	2596	FinArea	1418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc